

FEE \$ 10.00
 TCP \$ 1539.00
 SIF \$ 410.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 676 TAMOE CIRCLE
 Parcel No. 2945-031-70-006
 Subdivision VALLEY MEADOWS NORTH
 Filing _____ Block 3 Lot 6

No. of Existing Bldgs _____ No. of Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2311 HOUSE
 Sq. Ft. of Lot / Parcel 11239
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) TOTAL (3575)
 Height of Proposed Structure 21

OWNER INFORMATION:

Name MONUMENT CANYON CONSTR. LLC
 Address 2019 ROSETTE COURT
 City / State / Zip GRAND JUNCTION, CO

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name RONDA RICHARDSON, MEMBER
 Address SAME

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

City / State / Zip _____

NOTES: _____

Telephone 970.245.2075 970.261.9508

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4 Maximum coverage of lot by structures 50'
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District B Driveway Location Approval RAD
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s). **MONUMENT CANYON CONSTRUCTION, LLC**

Applicant Signature Ronda C. Richardson, member Date 3.13.06

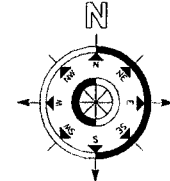
Department Approval KV Gayleen Henderson Date 3/21/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18929</u>
Utility Accounting <u>Kate Kusber</u>	Date <u>3/21/06</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Wendy Henderson
 3/21/06

ACCEPTED KV
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPARTMENT. THE SETBACKS NOTED HEREON MUST BE PROPERLY LOCATED AND IDENTIFY EASEMENTS AND PROPERTY LINES.



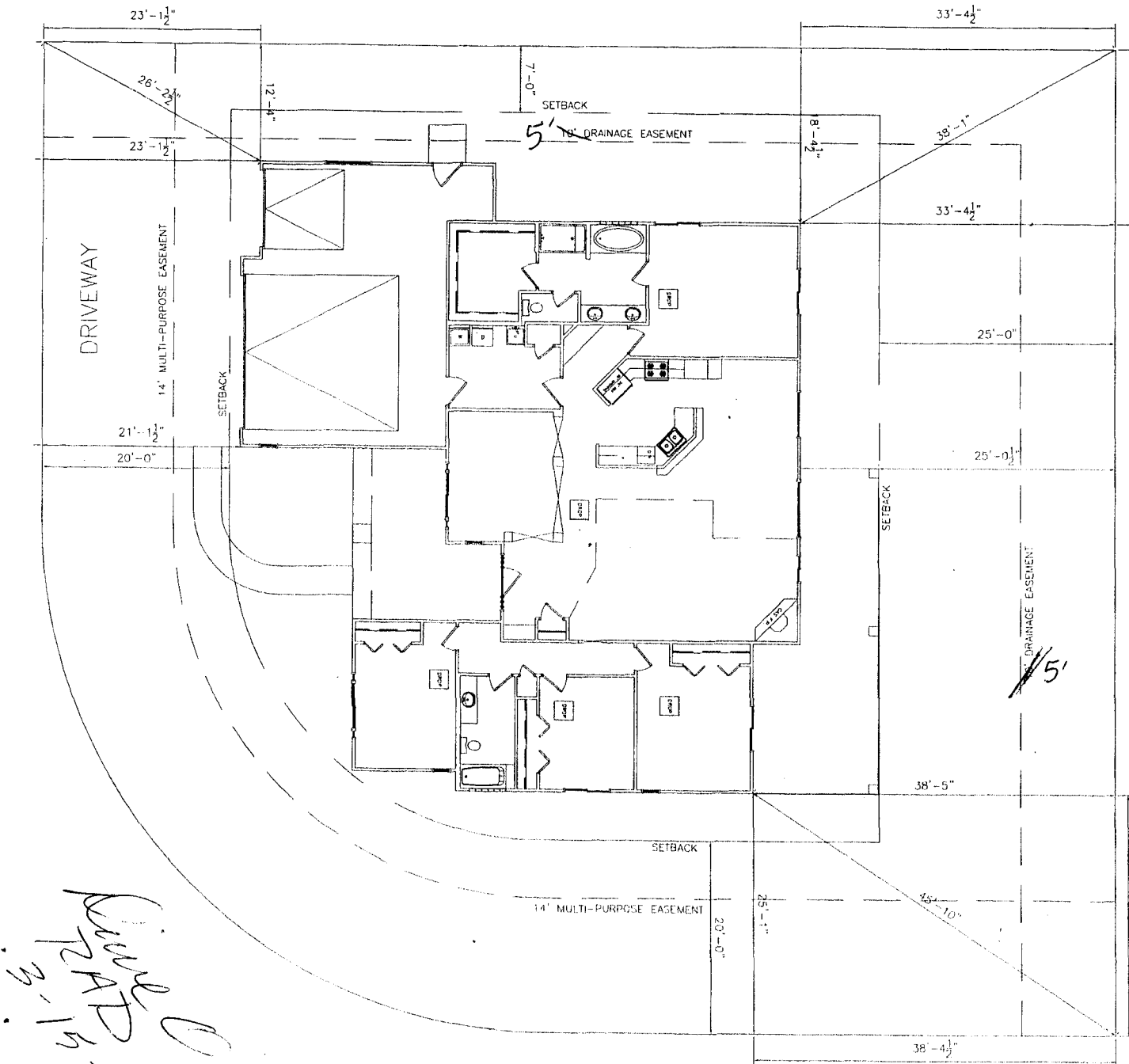
NOTE: GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE: DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION

NOTE: BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

SITE PLAN INFORMATION	
SUBDIVISION NAME	VALLEY MEADOWS NORTH
FILING NUMBER	2
LOT NUMBER	6
BLOCK NUMBER	2
STREET ADDRESS	? TAHOE CIRCLE
COUNTY	MESA
GARAGE SQ. FT.	672 SF
COVERED ENTRY SQ. FT.	228 SF
COVERED PATIO SQ. FT.	364 SF
LIVING SQ. FT.	2,311 SF
LOT SIZE	11,239 SF
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'

SCALE: 1/16" = 1'-0"



Handwritten notes:
 12-16-06
 OK

TAHOE CIRCLE

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